

NATIONAL CAPITAL REGIONAL PLANNING COUNCIL
WASHINGTON, D.C. 20576

June 1966

To the People of the National Capital Region:

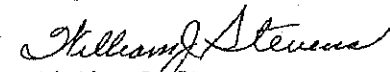
In 1952, when Congress enacted the National Capital Planning Act which created the National Capital Regional Planning Council, the population of the National Capital Region had reached 1,600,000. By this date the rate of growth of the suburban areas of Washington was at full peak as efforts to house the rapidly-growing population spread to the Maryland and Virginia environs. Of even greater importance, however, was the realization that the Federal Government, long contained in a relatively fixed area of monumental scale in downtown Washington, had added to the dispersal to the suburbs in answer to its great needs for expansion.

Today, as the population of the National Capital Region passes 2,600,000 on its way to an expected 5,000,000 persons by the Year 2000, the efforts of the Regional Planning Council become increasingly important. At a time when the planning agencies of the Region are working on detailed versions of the structured growth proposed in the Year 2000 Policies Plan -- at a time when the first stage of rapid rail transit has been approved and will soon become a reality -- at a time when transportation, recreation resources, water treatment and sewage disposal and environmental quality (water and air) are recognized and accepted as regional elements, an organizational framework capable of dealing with these problems becomes no longer a luxury but a very basic necessity.

This Annual Report relates the progress the Council has made in the areas of planning responsibility delegated to it by Congress. The Regional Comprehensive Plan, now undergoing final preparation and planned for public distribution this Fall, is being published as a 'development guide' and incorporates all local and sub-regional plans to date. The review of Federal installations outside the District but within the Region continues in cooperation with local and sub-regional planning agencies of the area. Regional coordination of planning activities is provided for by monthly meetings of key planning staff from throughout the Region, and is exemplified by efforts such as the Joint Open Space Program.

This publication is designed to explain in more detail the activities of the National Capital Regional Planning Council during 1965-1966. It is commended to you for your study and consideration. Should you have any questions or if we can assist you in any way, we would be pleased to know. The Council staff is available for assistance and the resources of the office, whether it is data, maps, publications or other planning information, is open to the public and your further interest is most welcomed.

Very truly yours,


William J. Stevens
Chairman

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U.S. Army Photograph



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DIRECTOR:
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The FUNCTIONS Of The REGIONAL PLANNING COUNCIL

Public Law 592 of the 82d Congress (familiarily known as the National Capital Planning Act of 1952) created the National Capital Planning Commission and the National Capital Regional Planning Council. The purpose of this Act is "to secure comprehensive planning for the physical development of the National Capital and its environs; to provide for the participation of the appropriate planning agencies of the environs in such planning; and to establish the agency and procedures requisite to the administration of the functions of the Federal and District of Columbia governments related to such planning."

The Regional Planning Council, whose planning responsibility covers the entire metropolitan area, is the means by which Congress chose to cope with the problems caused by their finding "that the location of the seat of government in the District of Columbia has brought about the development of a metropolitan region extending well into the adjoining territory in Maryland and Virginia."

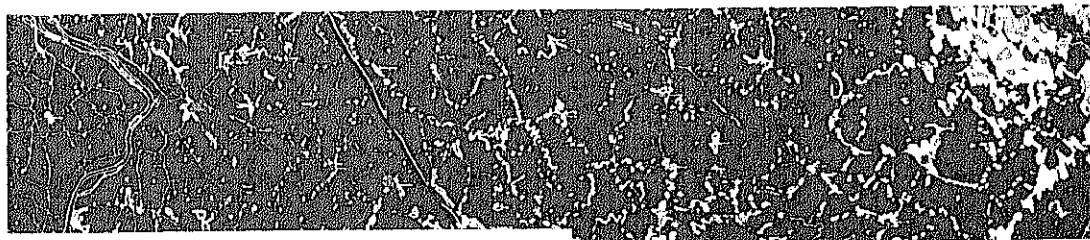
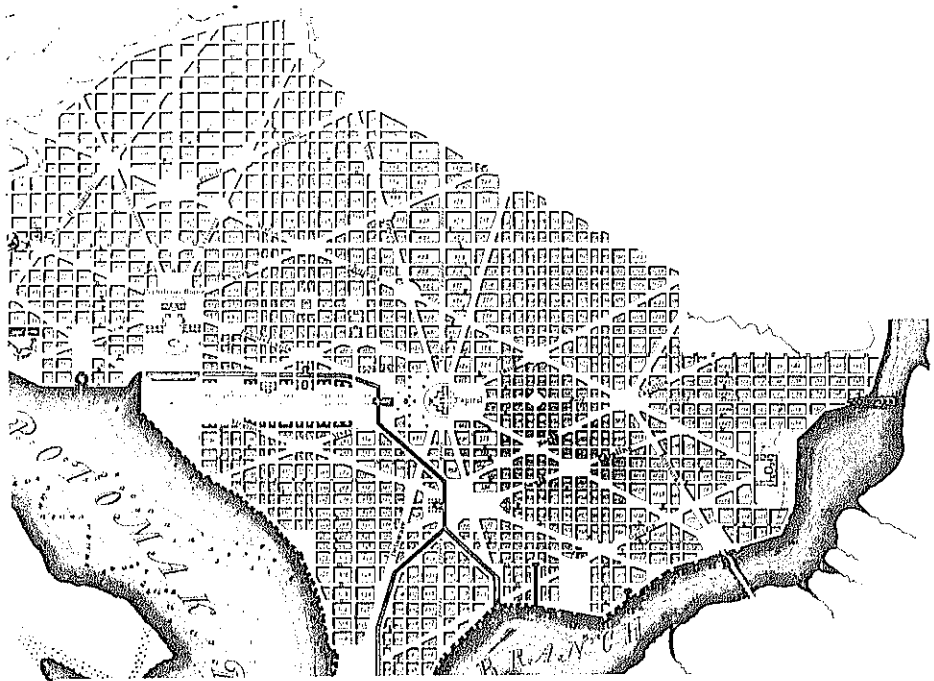
The Council's responsibilities can be summarized as relating to (1) the development of a regional comprehensive plan; (2) the review, in collaboration with local and sub-regional agencies, of Federal installations and projects outside the District but in the Region (the National Capital Region, as defined in Public Law 592, includes the District of Columbia, Montgomery and Prince Georges Counties in Maryland, Arlington, Fairfax, Loudoun and Prince William Counties and the Cities of Alexandria, Falls Church and Fairfax in Virginia); and (3) the coordination of Federal plan-

ning with that of all other planning agencies within the Region. The language of the Planning Act best describes the delegation of these primary responsibilities:

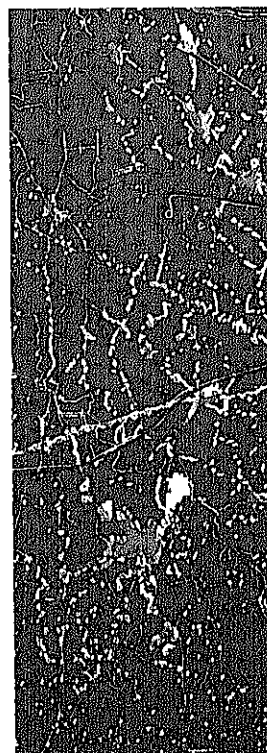
(1) **GENERAL PLAN**—"The Council is authorized to adopt and, from time to time amend, or extend, a general plan for the development of the Region, to serve as a general framework or guide of development. . . ."

(2) **FEDERAL REVIEW**—"Within the environs, general plans showing the location, character, extent and intensity of use for proposed Federal and District developments and projects involving the acquisition of land, shall be submitted to the Commission for report and recommendations before final commitment to said acquisition. . . . Before acting on any general plan, the Commission shall advise and consult with the Council and the appropriate planning agency having jurisdiction over the affected part of the environs. When, in the judgment of the Commission, proposed developments or projects submitted to the Commission under subsection (a) hereof involve a major change in the character or intensity of an existing use in the environs, the Commission shall likewise advise and consult with the Council and the aforesaid planning agency."

(3) **COORDINATION**—"The Council shall collaborate with the Commission and promote collaboration and cooperation between the Commission and the planning agencies of the environs and the Maryland and Virginia State planning agencies."



The original seat of government, the L'Enfant city of 1800, soon filled the District of Columbia and spilled over into the Maryland and Virginia environs.



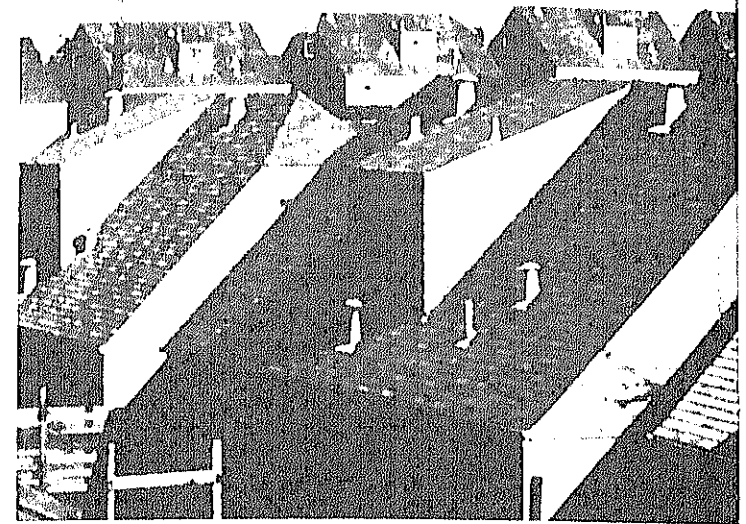
COMPREHENSIVE PLAN

During 1965-1966, as a fulfillment of its general planning function, the Council has prepared a set of documents summarizing a composite of the plans of the Region's local governments, sub-regional and special-purpose agencies. As such, the documents are designed as a guide in making public and private development decisions and as an aid to governmental planning agencies who must make decisions affecting the shape of the Region's future growth. This "Regional Development Guide" will be recommended by the Council for review by the Region's governments.

The guide is not based on sufficiently detailed research to be called a definite plan. Instead, it serves as a review of current governmental plans and actions of the past several years within all areas of metropolitan planning. In subject areas of metropolitan interest where governmental plans and actions are inconsistent or do not exist, the Council's guide suggests modifications and attempts to "fill in" the missing policies.

The guide projects a rapid growth for the Region, doubling in population from its 1966 estimate of 2,604,500 to 5,280,000 by the Year 2000. To serve this new growth over the next thirty-four years, the guide proposes the distribution of major land uses, the regional transportation system, necessary public facilities to serve this new growth and a program of open-space preservation and development. In addition, the report summarizes major social and economic metropolitan problems, reviews the role of the Council and other agencies in the planning process and outlines alternative methods for implementing the guide.

Essentially, the guide builds upon the concepts of future regional patterns for the direction of the Region's future growth outlined in the Year 2000 Policies Plan published jointly by NCPC and NCRPC in 1961. That policies report proposed a series of corridors of urban development radiating from the central city with wedges of open space between the corridors; a transportation system extended down the center of each radial and centered on downtown Washington; and nodes of intensive employment and high-density residential and commercial uses spaced every few miles along the transportation lines.








In refining the Year 2000 policies, expressed generally in local and sub-regional plans, the Council's guide suggests more precise locations to rail transit and freeway routes, generally locates over twenty new towns along the seven corridors, gives detailed definition to the wedges of open space and locates several smaller independent new towns within the wedges. In addition to the existing Capital Beltway, two new circumferential freeways encircling the metropolitan area are indicated as required within the next 34 years.

The guide urges a more viable and realistic set of objectives, while proposing new forms of metropolitan organization to implement and finance the guide while serving the Region's local and national government.

The guide briefly suggests possible considerations for the continued growth of the metropolitan area beyond the Year 2000 to accommodate up to a potential of 15 million people, still preserving the radial-wedge regional land development pattern.



WEDGES AND CORRIDORS
Pattern of Regional Development
Proposed in the Regional Development Guide

-  Corridor Cities and New Towns
-  Corridor City—Urban Ring
-  Independent Towns
-  Urban Ring
-  Centropolis

FEDERAL REVIEW

World War II, with its timely but unofficial policy of decentralization of Federal facilities from the downtown Washington area, ushered in a new stage of growth in the National Capital Region. The Pentagon, Andrews Air Force Base, the Naval Medical Center and CIA are all typical of the military-oriented Federal facility which spread to the suburban parts of the Nation's Capital during and immediately after the 2d World War. The impact of this suburban growth, not only in terms of traffic generation by the installations themselves, but in terms of the accompanying development of housing areas, shopping centers and other supportive uses, became a matter of great concern to the governments of the heretofore predominantly rural parts of the Region. In retrospect, not all decentralizing of Federal agencies has been considered successful when measured according to the needs of the agency and the desires of the local community into whose territory the Federal facility has moved. To remedy this problem, largely the result of incomplete and unilateral decisions, the National Capital Planning Act of 1952 was established. A primary intent of the Planning Act is to assure a review of Federal plans for new buildings and the expansion of existing facilities which will include the views of local and sub-regional planning agencies. It is toward the accomplishment of a more comprehensive review that the Regional Planning Council works.

The mechanics of the review process envisioned by the Planning Act of 1952 is put in motion at such time that a Federal agency, in compliance with Section 5 of the Act, initiates the process by submitting a request for planning review to the National Capital Planning Commission. If the Federal facility shown on the plans is located outside of the District of Columbia, the plans are referred to the Regional Planning Council for comment. The Council is directed to consult with the "appropriate planning agency having jurisdiction over the affected part of the environs". In compliance with this directive, the Council then transmits the plans simultaneously to the affected sub-regional planning agency (either the Maryland-National Capital Park and Planning Commission or the Northern Virginia Regional Planning and Economic Development Commission) and the local planning agency having responsibility for the specific area where the plans are proposed. The local planning agency, upon having a presentation of the plan proposals by a representative of the Federal agency seeking approval, takes action on the plan. This action, with or without



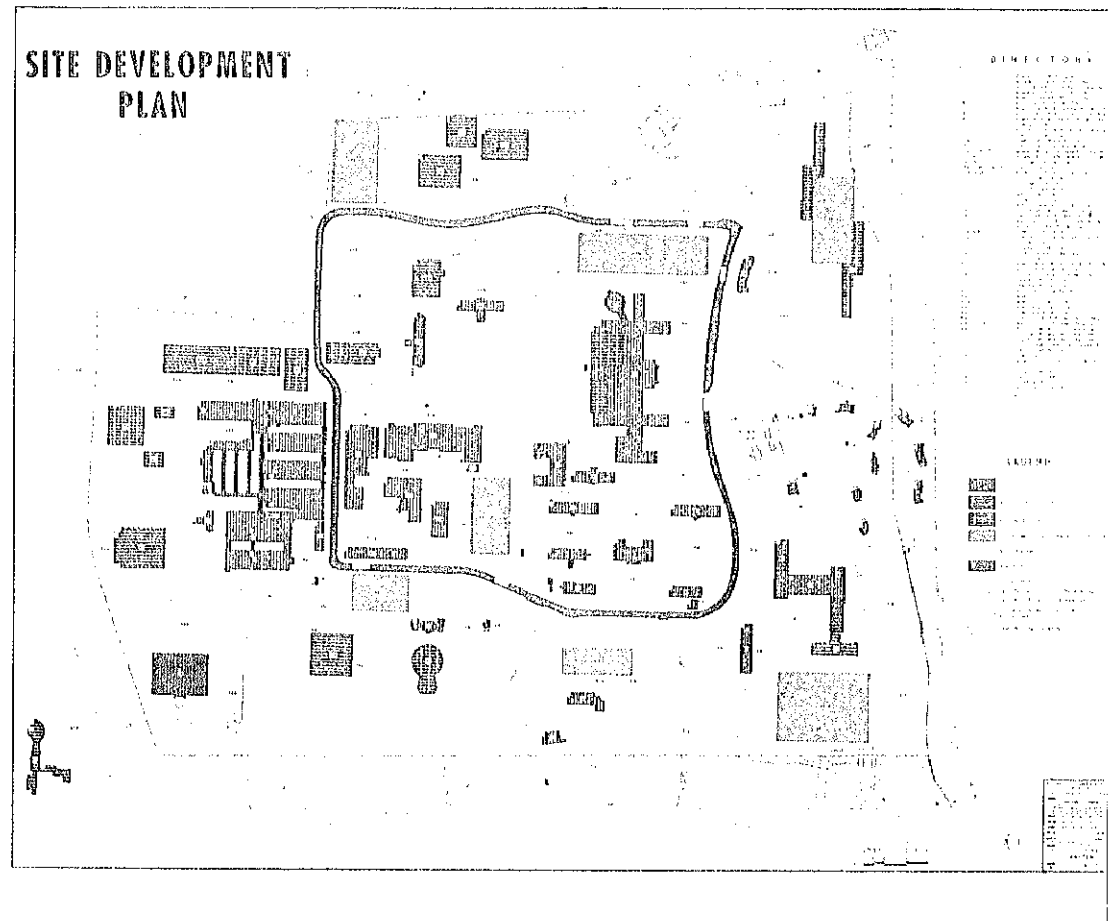
which has its own presentation of the plans, possibly modified as a result of the local review. Action by the sub-regional group, together with notice of action of the local planning agency, is transmitted to the Regional Planning Council for inclusion in their consideration. Finally, the Council's action with recommendations is sent back to the National Capital Planning Commission where their review can be made in light of actions and/or comments of local, sub-regional and regional planning groups.

The following Federal facilities have been reviewed by the Regional Planning Council and the appropriate local and sub-regional planning agencies during the 1965-66 period:

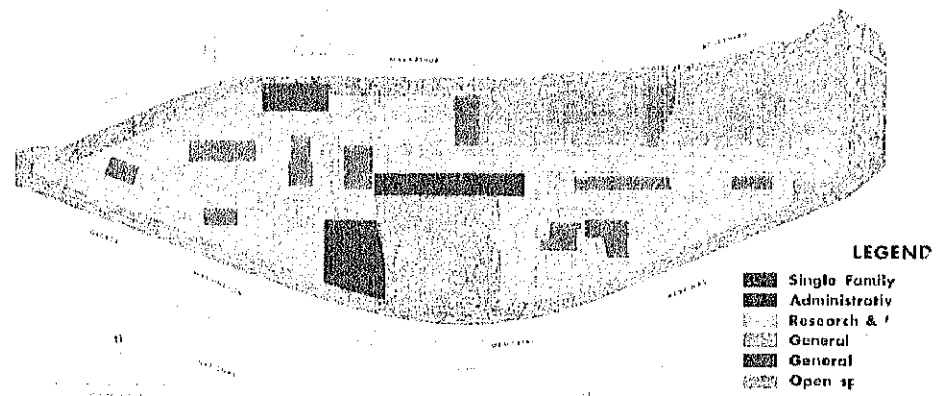
REVISED MASTER PLAN FOR CAMERON STATION, ALEXANDRIA, VIRGINIA—The Master Plan for this installation, formerly a Quartermaster depot, envisions its conversion into a large administrative center. Originally submitted to the Council in 1963, the plan had set an employment ceiling of 8,000 persons. In June 1965, however, a revised Master Plan was submitted which reduced the size of the allowable personnel from 8,000 to 4,500. This revised plan was approved by the Council in July 1965.

MASTER PLAN FOR FORT BELVOIR, FAIRFAX COUNTY, VIRGINIA—A Master Plan for this installation covered a 20-year time span and accommodated an increase in the base population of 4,600 persons (from 18,000 to 22,600). The most significant change shown on the plan of the already highly developed facility, was the addition of 2,250 military family housing units. Review of the Master Plan with the Fairfax County Planning Commission and the Northern Virginia Regional Planning and Economic Development Commission resulted in the Council's approval in November 1965, provided: (1) a Junior and/or Senior High School site of approximately 40 acres to be included, (2) that sufficient land be reserved for the Mount Vernon Memorial Parkway, and (3) that all highway plans be coordinated with Fairfax County through its Planning Commission.

MASTER PLAN FOR THE NATIONAL INSTITUTES OF HEALTH, BETHESDA, MARYLAND—This 300-acre Federal facility is located in a campus-like setting in the Bethesda suburbs. Their Master Plan provides for an increase in employment from the present 8,000 to between 12- and 14,000 as an ultimate population expected to be reached in about 10 years. Also proposed are additional laboratories, service buildings and, eventually, seven multilevel parking structures. Approval of the Master Plan has been held up for several years



DAVID TAYLOR MODEL BASIN....CADDIS ROCK, MD....LAND USE PLAN



NIH over the location of the Child Health Research Center on the NIH reservation. The Council, in support of the local position relative to the Child Health Center, became party to an agreement to relocate the Child Health facility so as to allow the extension of Woodmont Avenue through the reservation to connect with Wisconsin Avenue. Approval of the Master Plan, reflecting the above agreement, was given by the Council in February of 1966.

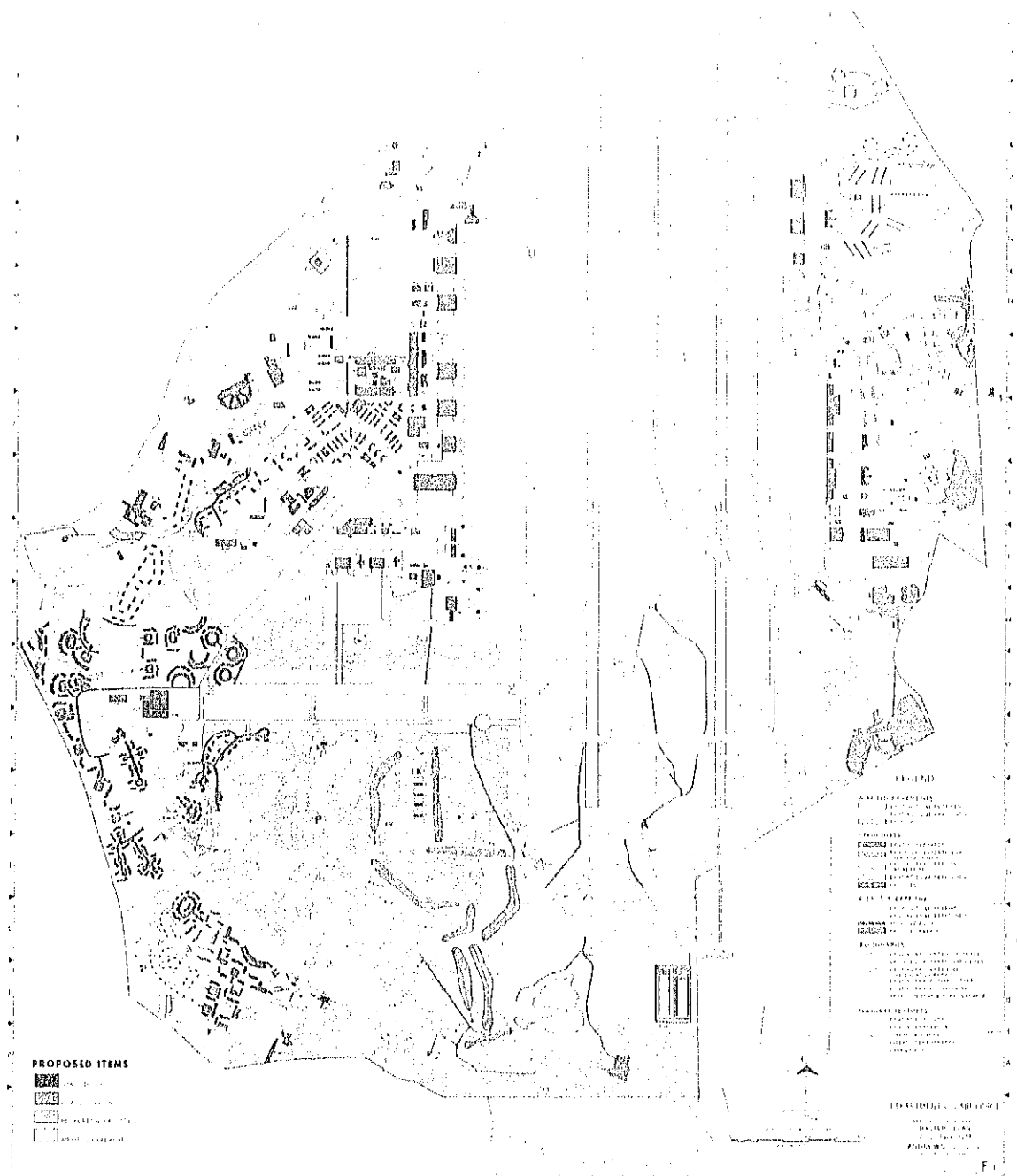
MASTER PLAN FOR THE DAVID TAYLOR MODEL BASIN, MONTGOMERY COUNTY, MARYLAND—

The David Taylor Model Basin has been located since 1937 on a 186-acre site adjacent to the Potomac River just west of the Capital Beltway. It is an activity of the Department of the Navy where tests and research are performed on scale models in water channels and wind tunnels. The Master Plan reflected an increase in employment from 1,800 to 3,000 persons and the addition of research and laboratory facilities. Upon receipt of the approval, with qualifying recommendations, from the Montgomery County Planning Board and the Maryland-National Capital Park and Planning Commission, the Regional Planning Council approved the Plan in April 1966. The Council approval was subject to the Department of the Navy's willingness to cooperate in an investigation of the possible relocation of MacArthur Boulevard along the northern edge of the Model Basin property.

MASTER PLAN FOR ANDREWS AIR FORCE BASE, PRINCE GEORGES COUNTY, MARYLAND—

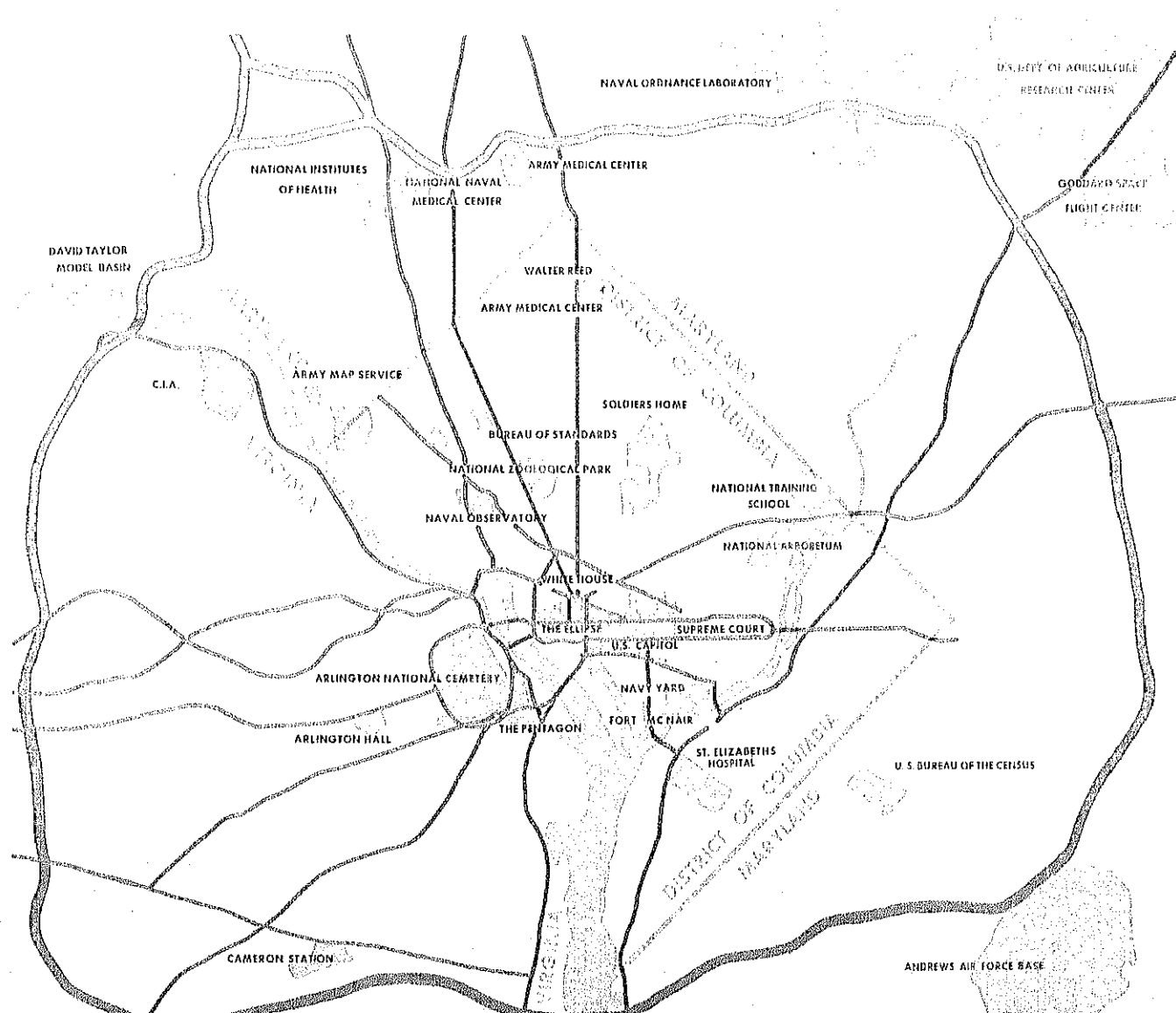
A six-year Master Plan for this facility called for the addition of 1,400 military family housing units and the expansion of many of the buildings already existing. The six-year increase in base population of approximately 4,000 persons is attributable to the increase in dependents being accommodated on post. Approval of the Master Plan was given by the Council in April 1966.

Current Federal facilities undergoing study and review by the Regional Planning Council in cooperation with a sub-regional planning agency (NVRPEDC or M-NCPPC and a local planning agency) include: (1) Goddard Space Flight Center, (2) National Armed Forces Museum, (3) Arlington National Cemetery and (4) United States Geological Survey.



The radial corridor concept proposed by the Year 2000 Policies Plan is predicated on its being implemented by the addition of rapid transit and the selective locating of Federal facilities at strategic places throughout the suburban parts of the National Capital Region. The proper location of centers of Federal employment was seen as an important way to germinate the growth of nodal cities along the corridors. As an encouragement to the development of radial corridors in the Washington area, the Regional Planning Council has developed an inventory of potential sites for the location of Federal facilities.

The establishment of general procedures for the selection of sites for new Federal installations within the Maryland and Virginia portions of the region was undertaken jointly by the Regional Planning Council and the National Capital Planning Commission in 1963. As a result, all local planning agencies were requested to submit information on specific sites deemed appropriate for use by the Federal government. To date, 79 separate sites have been inventoried and are available for consideration to Federal agencies seeking new locations within the Washington area.



**MAP SHOWING DISPERSAL OF MAJOR
FEDERAL FACILITIES OUTSIDE OF THE
DISTRICT BUT WITHIN THE REGION.**

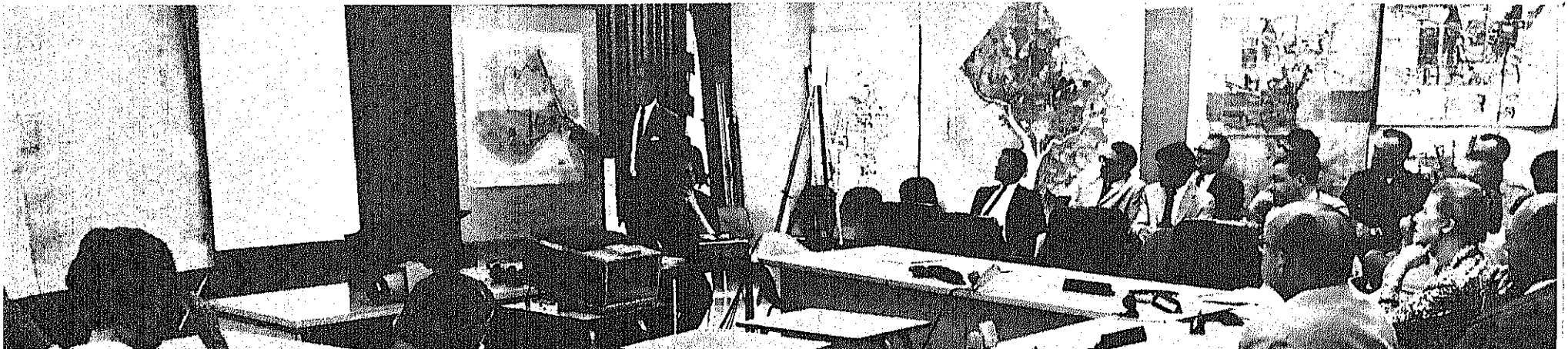
COORDINATION

The membership structure of the Regional Planning Council is specially designed to promote region-wide participation and cooperation in planning activities. Through the method of appointment to the Council, the sub-regional planning agencies are represented as well as the Federal government and the local planning commissions of the area. Furthermore, local government is directly represented in half of the Planning Council membership. The opportunity thus afforded for all levels of government in the region to sit down together with selected planning representatives is an important step in the furthering of inter-jurisdictional cooperation and coordination of many planning activities that, of necessity, cross jurisdictional lines.

An additional opportunity for regional coordination has been created by the Regional Planning Council to encourage the interchange of ideas at the staff level. This is accomplished by means of the Planning Directors Committee of the National Capital Region, a regular monthly meeting of key planning staff members from throughout the region. This group normally meets on the Friday which precedes the regular Council meeting by 10 days and the main item of business is the presentation and discussion of the agenda items scheduled for the next Council meeting. It is thus possible for staff to confer with their representatives to the Council on any agenda item prior to the Council taking any action. The Planning Directors Committee also acts as a forum

for the discussion of any item of business one of its members wishes to raise, a function which has been extremely valuable in the arriving at a consensus on regional issues.

At the Council's offices, a central file of current statistics, estimates and projections is maintained. The data in this file is available not only for the National Capital Region as a whole, but by individual jurisdiction as well and is kept current by information prepared by Council staff or obtained from the local jurisdictions themselves. This file of material, which includes complete information on land use and economic studies within the region, is part of the repository of planning data which the Council collects for use by other planning staffs and the general public. Probably the most often-used information source in the Council offices is the library of current periodicals, newsletters and planning publications which specializes in, but is not limited to, the National Capital Region. The Council library is also open to the public for reference use of material within the Council offices and is widely used by many persons from both public and private agencies. In addition to making available maps, statistics and publications, the Council has always followed the policy of making its staff available for consultation on planning matters. This important and well-used service is estimated to have filled 5000 requests for information by the Council staff within the last year.

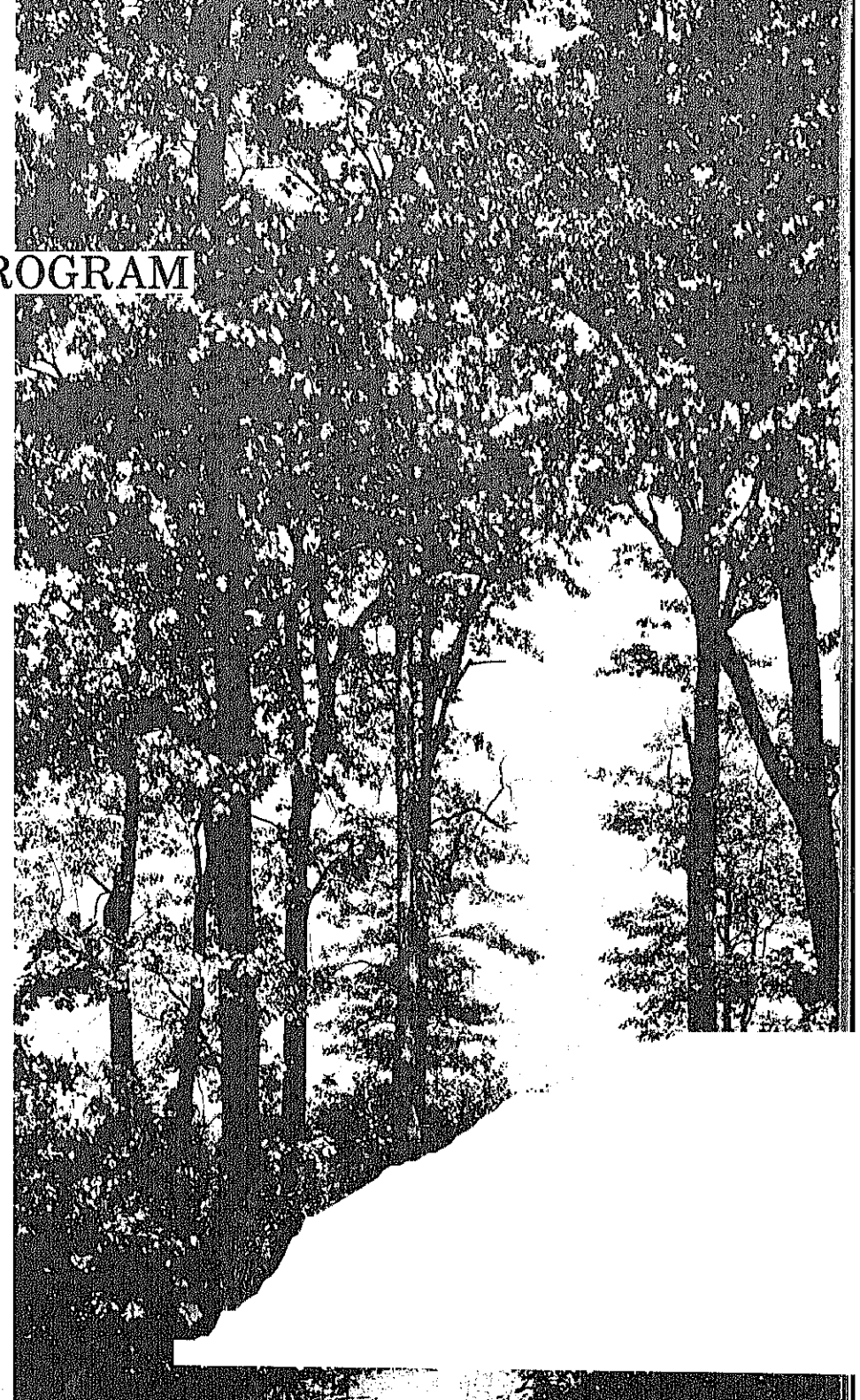


NATIONAL CAPITAL OPEN-SPACE PROGRAM

In February of 1962, the Regional Planning Council joined with three other Washington area agencies to create the 'Joint Open Space Project'. Cooperating with the Council in these efforts to combine the individual park, recreation and conservation programs throughout the area into a regional program were the National Capital Planning Commission, the Metropolitan Washington Council of Governments and the Washington Center for Metropolitan Studies. The old JOSP employed a small staff, under the direct supervision of the Director of the Regional Planning Council, for two years ending June 30, 1964. The following year the project languished due to a lack of any permanent staff, but in the Spring of 1965 a temporary Open Space Coordinator was hired and interest in the project was re-awakened. By this time, the Washington Center had withdrawn as a sponsor and the three remaining parties to the agreement continued with the added staff participation of the National Park Service, the Northern Virginia Regional Planning and Economic Development Commission and the Maryland-National Capital Park and Planning Commission.

A consensus on the Program's activities is presently obtained at meetings of a steering committee consisting of staff people from the participating agencies. This committee, which has been meeting monthly since January 1965, was the driving force in re-activating the Open Space Program. With the advent of a permanent coordinator in January 1966, the Program has resumed its full-time coordinating and review roles.

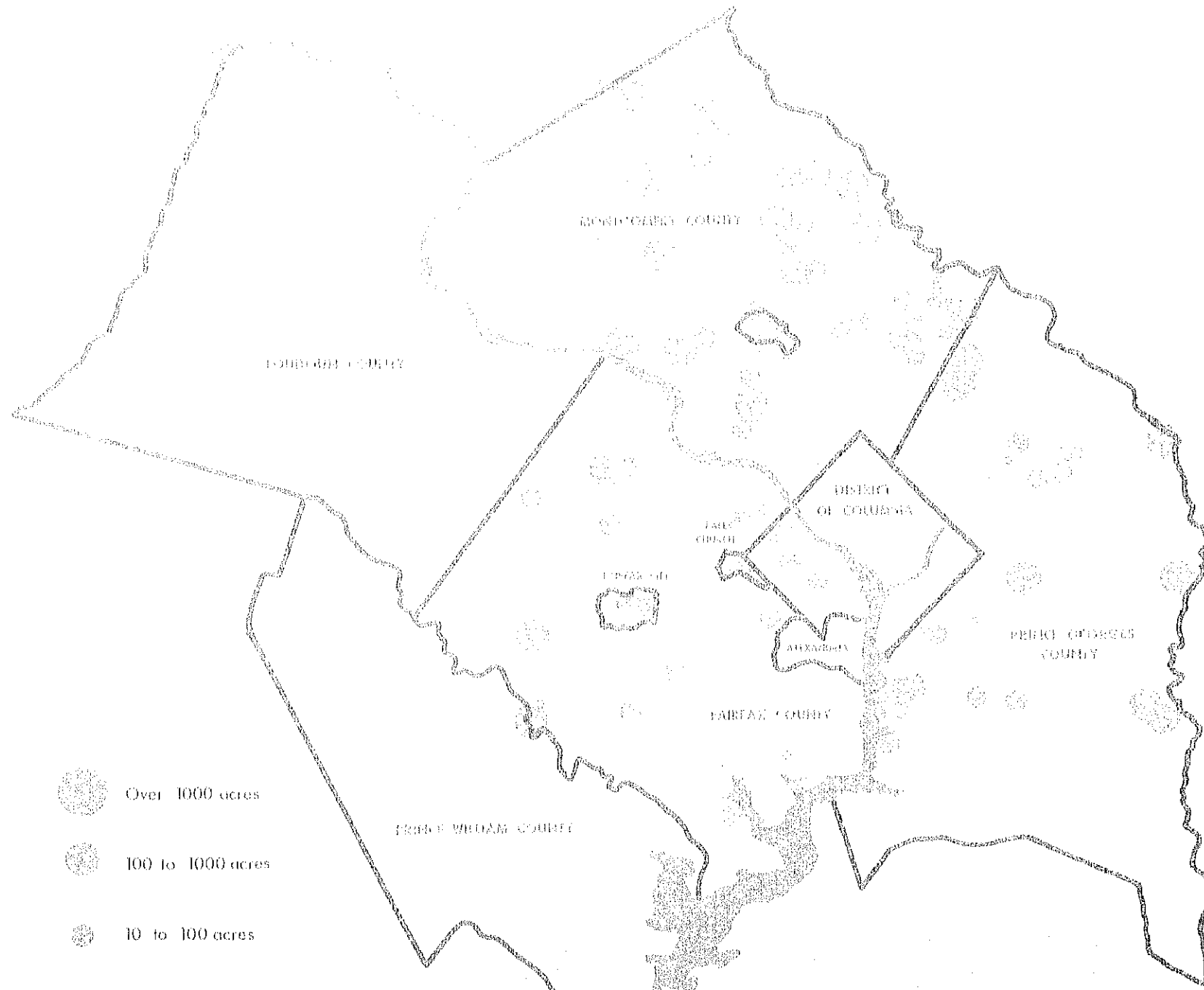
An important responsibility of the National Capital Open Space Program is the review of applications to the Department of Housing and Urban Development for open-space grants under Title VII of the Housing Act of 1961. The Regional Planning Council became a party to a Memorandum of Agreement for the preservation of open-space in the Washington area on January 17, 1963 and, through the facilities of the NCOSP, has reviewed all proposals for the acquisition and/or development of open-space submitted by other member signatories. Up to the beginning of



Since January 1, 1965 the Council has approved the following:

| <i>Agency</i> | <i>Purchase</i> | <i>Acres</i> | <i>Date App'd.</i> | <i>Federal</i> | <i>Total</i> |
|------------------------|------------------------|-------------------|--------------------|--------------------|----------------------------------|
| NVRPA | Bull Run | 300 | April 1965 | 80,580 | 268,600 |
| Falls Church | Tripps Run | 2 | April 1965 | 3,365 | 11,218 |
| M-NCPPC | Little Seneca | 726 | April 1965 | 420,000 | 1,400,000 |
| Carrollton | Sparkman Property | 2 | April 1965 | 3,000 | 10,000 |
| Md. Forests & Parks | Seneca Crk. St. Park | 300 | April 1965 | 150,000 | 650,000 |
| Somerset | Wisc. Ave. at Cumber'd | 1.6 | June 1965 | 81,351 | 162,702 |
| Rockville | Four sites | 14.2 | June 1965 | 41,181 | 137,270 |
| Fairfax City | Daniels Run, Duras | 65.0 | July 1965 | 102,000 | 470,000 |
| NVRPA | Pohick Bay (add'n) | 14.8 | July 1965 | 13,258 | 47,528 |
| M-NCPPC | 49 sites | 6609.7 | Sept. 1965 | 6,232,198 | 12,464,396 |
| Fairfax Co. Park Auth. | 11 sites | 612.2 | Jan. 1966 | 1,328,033 | 2,656,067 |
| NVRPA | Hemlock Overlook | 6 | Jan. 1966 | 110,000 | 220,000 |
| Fairfax Co. Park Auth. | Woodlawn School Park | 5.4 | Feb. 1966 | 10,500 | 21,000 |
| Fairfax Co. Park Auth. | Burke Lake (Dev.) | | Feb. 1966 | 29,410 | 58,820 |
| Fairfax Co. Park Auth. | Lake Accotink (add'n) | 51.1 | Mar. 1966 | 90,000 | 180,000 |
| Fairfax Co. Park Auth. | Pohick Forest (Park) | 5 | Mar. 1966 | 16,250 | 32,500 |
| Fairfax Co. Park Auth. | Leven Tract | 18.5 | Mar. 1966 | 46,250 | 92,500 |
| Rockville | West End, North East | 11.3 | April 1966 | 69,000 | 138,000 |
| Arlington County | 4 sites | 50.8 | May 1966 | 766,050 | 1,532,100 |
| Falls Church | Civic Ctr., 4 Mil Run | 3.0 | May 1966 | 58,602 | 117,205 |
| | | <u>8798 acres</u> | | <u>\$9,651,028</u> | <u>\$20,669,906 since 1/1/65</u> |
| | | <u>8731</u> | | <u>4,656,322</u> | <u>15,520,279 before 1/1/65</u> |
| | | 17,529 | | \$14,307,350 | \$36,190,185 TOTAL |

LOCATIONS OF OPEN-SPACE SITES NATIONAL CAPITAL REGION (acquired between Jan. 1965-May 1966)



REGIONAL PLANNING COUNCIL STAFF

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Harry A. Auerbach (former Acting Director)

Florentine Mangan (former Secretary)

